

Joseph DeCarlo  
510 W. Oceanfront  
Newport Beach, CA 92661

October 16, 2013

City of Newport Beach  
Community Development Department  
Planning Division, 100 Civic Center Drive  
PO Box 1768  
Newport Beach, CA 92658



RE: Davis Lot Merger  
Project File No. PA 2013-176  
Location 106 6<sup>th</sup> St. and 524 W. Oceanfront  
Activity No. LM2013-003

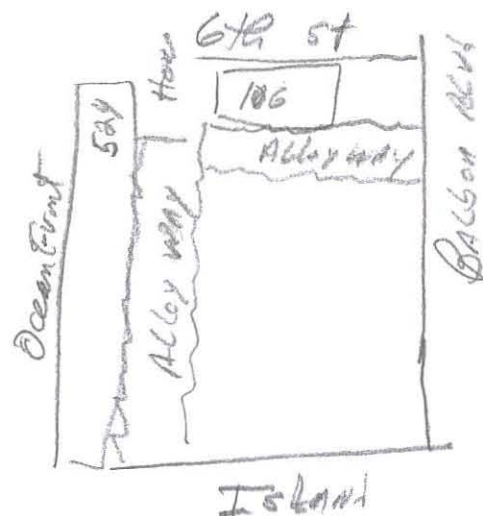
The alley in back of 106 6<sup>th</sup> Street is very narrow and their fence abuts the alley making it difficult to make the 90 degree turn that goes to Balboa Blvd. Other houses have set backs from alley but this one does not. There should be a set back from the alley if these two parcels are combined. This is a dangerous situation. Also, most cars and emergency vehicles have to back up and straighten out to transverse the turn in the alley. The trash truck cannot make turn and has to back all the way out of alley to the island and then go in off of Balboa Blvd. to pick up trash at 106 6<sup>th</sup> Street.

I will be out of town on October 24, 2013 and would like you to email me staff report prior to hearing.

Sincerely,

A handwritten signature of Joseph DeCarlo, consisting of a stylized 'J' and 'D'.

Joseph DeCarlo, MBA, CPM, CCIM, CRE  
[jdmg3@aol.com](mailto:jdmg3@aol.com)



**CITY OF NEWPORT BEACH - NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Thursday, October 24, 2013**, at **3:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

**Davis Lot Merger** - A lot merger application and a request to waive the parcel map requirement for two properties, under common ownership, located on Balboa Peninsula. The merger would combine the two parcels into one lot for single-unit residential development.

The project is categorically exempt under Section 15305, of the California Environmental Quality Act (CEQA) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Section 19.12.060 (Subdivision Code). The application may be continued to a specific future meeting date; and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator). Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding this public hearing item please contact Fern Nueno, Associate Planner, at (949) 644-3227, [fnueno@newportbeachca.gov](mailto:fnueno@newportbeachca.gov).

**Project File No.:** PA2013-176

**Activity No.:** LM2013-003

**Zone:** R-1 (Single-Unit Residential)

**General Plan:** RS-D (Single-Unit Residential Detached)

**Location:** 106 6th Street and 524 West Ocean Front

**Applicant:** Morgan Davis